

176.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

609,200 / 609,200

USE VALUE:

609,200 / 609,200

ASSESSED:

609,200 / 609,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
45		HIBBERT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CARRIGAN ANDREW G	
Owner 2:	
Owner 3:	
Street 1: 45 HIBBERT ST	
Street 2:	

Twn/City: ARLINGTON	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: SYNAN DANIEL M & ELIZABETH -
Owner 2: -
Street 1: 45 HIBBERT ST
Twn/City: ARLINGTON
StProv: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .076 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		
Census:			Exempt		
Flood Haz:					
D			Topo	2	Above Stree
s			Street		
t			Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101	One Family	3330	Sq. Ft.	Site	0	70.	1.56	6													

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3330.000	245,300		363,900	609,200		117938
							GIS Ref
							GIS Ref
							Insp Date
							07/09/18

PREVIOUS ASSESSMENT								Parcel ID	176.0-0001-0006.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,300	0	3,330.	363,900	609,200		Year end	12/23/2021
2021	101	FV	237,500	0	3,330.	363,900	601,400		Year End Roll	12/10/2020
2020	101	FV	237,600	0	3,330.	363,900	601,500	601,500	Year End Roll	12/18/2019
2019	101	FV	189,000	0	3,330.	358,700	547,700	547,700	Year End Roll	1/3/2019
2018	101	FV	197,400	0	3,330.	275,500	472,900	472,900	Year End Roll	12/20/2017
2017	101	FV	197,400	0	3,330.	259,900	457,300	457,300	Year End Roll	1/3/2017
2016	101	FV	197,400	0	3,330.	239,200	436,600	436,600	Year End	1/4/2016
2015	101	FV	186,000	0	3,330.	223,600	409,600	409,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
SYNAN DANIEL M	47609-213		6/12/2006			400,000	No	No							
	12052-587		8/11/1971			23,000	No	No	N						

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/31/2015	1988	Re-Roof	14,835						7/9/2018	MEAS&NOTICE	BS	Barbara S					
									11/7/2008	Measured	345	PATRIOT					
									12/3/2006	MLS	HC	Helen Chinal					
									4/25/2000	Inspected	264	PATRIOT					
									12/20/1999	Mailer Sent							
									12/14/1999	Measured	276	PATRIOT					
									12/1/1981		PS						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

